

## MEMORANDUM

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**DATE:** July 5, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** Ordinance D2022-14 2<sup>nd</sup> Reading and Public Hearing - Zoning  
Amendment for 208 acres of land south of Lake Mabel Loop Road, east of  
Scenic Highway North, north of Masterpiece Road, and west of Tower  
Road  
PID: 272914-000000-000502, 272914-000000-000513, 272914-000000-  
031030, 272914-000000-031040, 272914-000000-031010, 272914-  
860590-013300, 272914-860590-013201, 272914-860590-012900,  
272914-000000-013030, 272914-000000-013020, 272914-000000-  
013010, 272914-000000-011000, 272914-860590-008100

**Public Hearing** – Notice Requirements have been met

**SYNOPSIS:** *Shelton T. Rice, authorized agent for owner, requests approval of City Commission to amend the Zoning Map on the above-mentioned parcels totaling approximately 208 acres of land.*

### RECOMMENDATION

Adoption at second reading, following a public hearing to re-assign the following zoning designation, as recommended by the Planning and Zoning Board at a regular meeting on February 22, 2022:

Current Zoning: Polk County A/RR

Proposed Zoning: R-1A

The first reading to reassign zoning by City Commission was approved at a regular meeting on April 19, 2022.

## **BACKGROUND**

The subject properties are located north of Masterpiece Road, east of North Scenic Highway, and just opposite the Dinner Lake community.

In November of 2021, City Commission approved a Master Annexation Agreement which provides for the eventual annexation of the Gardinier property in its entirety within the next 20 years. The land owner subsequently petitioned to annex the first 208 acres; the annexation ordinance was adopted on March 15, 2022. The Planning Board, at a regular meeting on March 22, 2022, recommended approval to reassign land use and zoning designations for the approximate 208 acres. At a regular meeting on April 19, 2022, City Commission approved the request to reassign land use and zoning.

Furthermore, City Commission approved a Preliminary Subdivision Plat and Special Exception Use Permit for a PDP at a regular meeting on April 19, 2022 as recommended by Planning Board on March 22, 2022. The approval of the PDP is contingent upon the approvals of the land use and zoning amendments.

A Zoning designation of R-1A is compatible with the surrounding area, as adjacent properties are zoned the same, and the property is surrounded by single family residential on the northern, western, and southern boundaries.

## **CODE REFERENCES AND REVIEW CRITERIA**

The City Commission assigns Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board.

## **FISCAL IMPACT**

Re-assignment would enable the development of this property and the potential increase in property value.

## **ATTACHMENTS**

Ordinance D2022-14 with Attachment A

Legal Descriptions – Valencia Hills

Utility Maps – Valencia Hills